

## Infill Housing Task Force

June 5, 2007

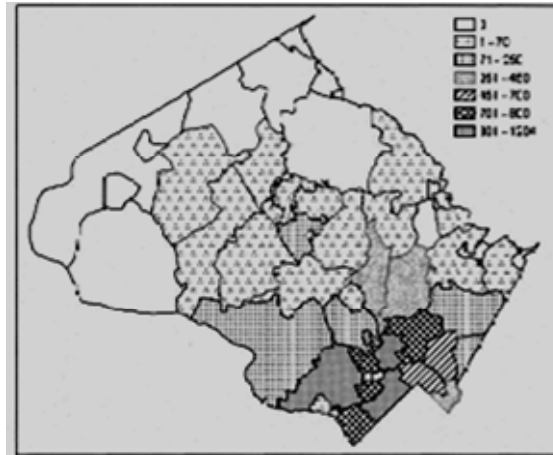


## Context

Teardowns, house additions, “remodels”

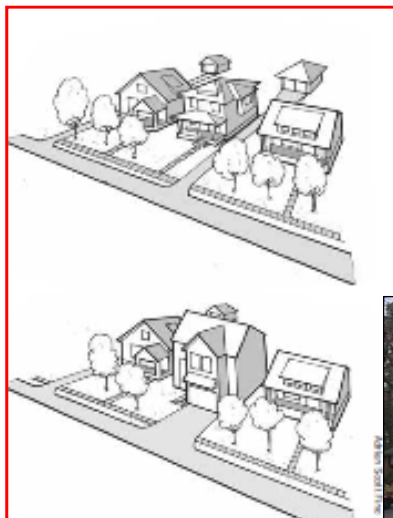


## Context Additions, “remodels” 2002-2006: R-60, R-90



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## Physical Compatibility



### Issues of Site Design

- Compatibility
- Allowable Building Lot Area
- Slope & Street Grade
- Lot Coverage
- Setbacks
- Building Height
- Sediment & Erosion Control
- Green Area
- Parking
- Accessory Structures
- Neighborhood Character



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## Compatibility

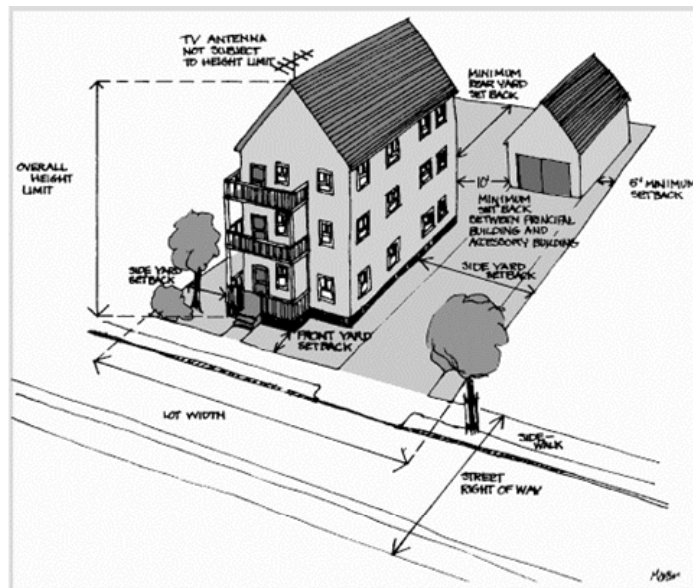
### Issues of Site Design



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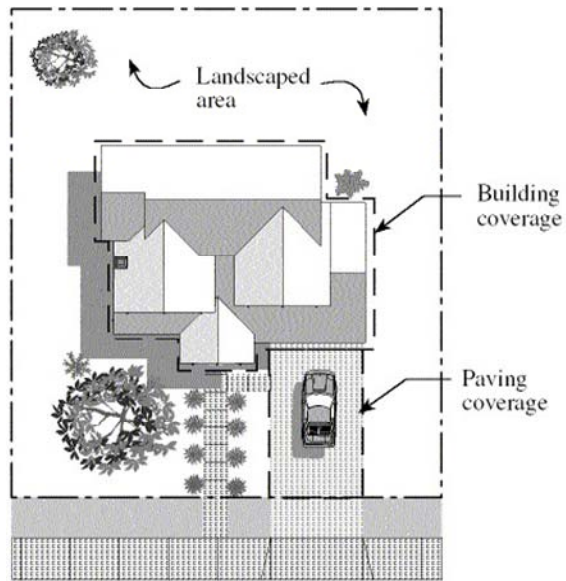
## Elements of Site Design

Building Ht  
Roof Design  
Materials



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## Allowable Building Lots



### Typical R-90 Residential Lot

- 9,000 sf lot
- 2,200 sf bldg coverage
- 3,000 sf bldg coverage allowed
- no impervious cap



## Slope and Street Grade

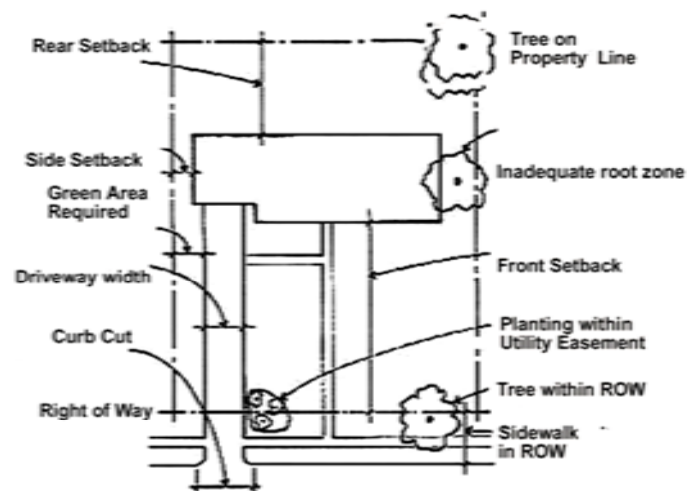
Measurement Point, Roof Height, Main Floor Level, Relationship to Street



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## Lot Coverage

Floor Area Ratio, building footprints reduced by setbacks



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## Setbacks

Preserving existing building lines, compatible side yards



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## Building Height

Roof design, measurement control points



From this:



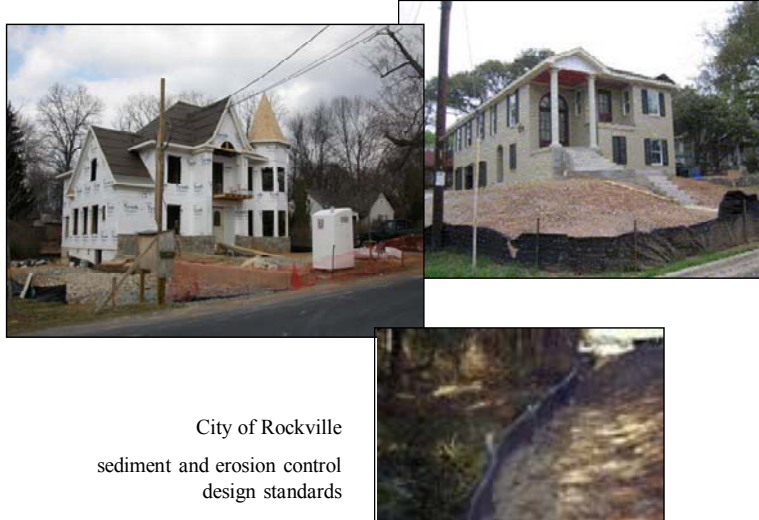
Via Remodel to this:



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## Sediment and Erosion Control

Artificial grading, stormwater management, runoff, tree root zones,  
Utility connections, timing of demolition, “small” additions

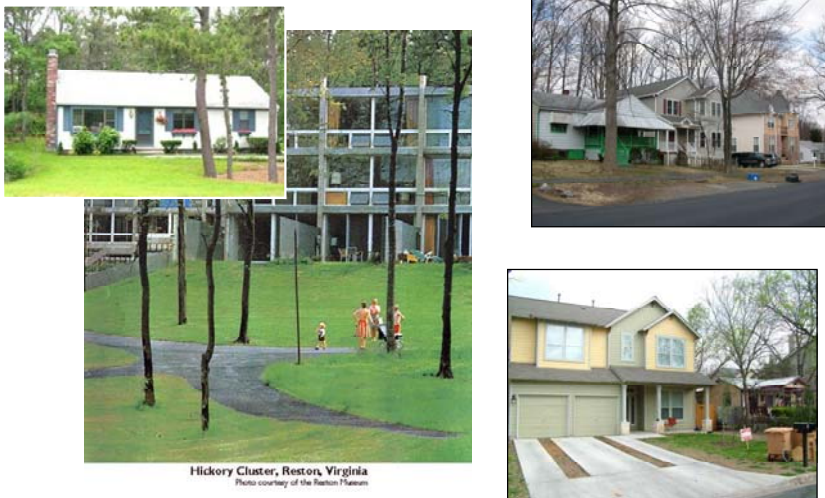


City of Rockville  
sediment and erosion control  
design standards

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## Green Area

Impervious surfaces, Tree Preservation, Forestation  
“historical” open space pattern, Tree species and Maturity



Hickory Cluster, Reston, Virginia  
Photo courtesy of the Reston Planning

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**Parking** On-street and Off-street  
Pedestrian amenities, limiting pavement, rear loaded garages

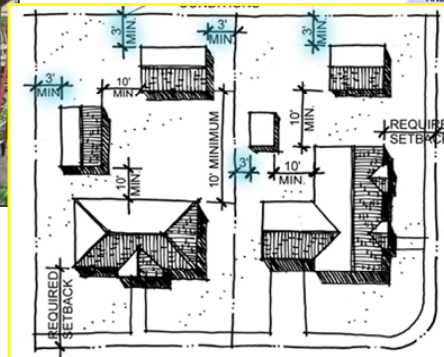
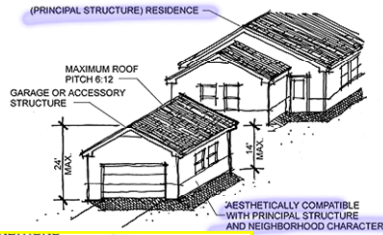


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## Accessory Structures

Storage sheds, garages, swimming pools, temporary structures



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## Compatibility

Massing and scale, bulk, roof design, materials, open space, lighting, noise, streetscape and pedestrian safety



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## **Compatibility** Scale, Setback, Materials



At right: new structure in Kensington historic district: 10% lot coverage

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## **Compatibility** Massing, Setbacks, Materials, Roof Design



At right: new structure in Kensington historic district: 10% lot coverage

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## **Compatibility** Scale, Building Line, Streetscape, Façade Rhythm



Kensington Historic District: left, new house, right, existing historic house

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## **Compatibility** Historic District



Kensington Historic District: left, new house, right, existing historic house

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## **Compatibility** Street Presence, Roof Design, Materials, Tree Save



Capitol View Park Historic District, center is the new house;

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## **Compatibility** Historic District



Capitol View Park Historic District, center is the new house; left and right are existing homes

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## **Incompatibility: Streetscape**

12' retaining wall



Excessive engineering and Garage fronts

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### **Compatibility: Scale and Materials?**



Consistent height & setback, adjacent to corner lot on left,

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### **Scale and Materials**



Rear Façade. House at right occupies corner lot, rear yard-to-side yard relationship; note egress steps for both houses.

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**Compatibility:** Streetscape, setback, materials, trees



Existing house at right, new house height and setback compatible with established street character.

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**Compatibility?** Scale, Massing, Bulk



Setback appears consistent, along with materials and architectural style

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## **Compatibility:** Scale, Massing, Materials, Style



Street parking and street trees maintains existing character;  
curb cut could be minimized to greater effect

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## Incompatibility: Streetscape



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## Solutions

**The Austin Chronicle?**

or

**Montgomery County Task Force?**

- Guidelines
- Cooperation
- Legislation
- Enforcement



Average Rating:  
**8.7**

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